



Montgomery County Council

From the Office of Councilmembers Howard Denis and Tom Perez

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COUNCIL MAJORITY INTRODUCES MEASURE TO PROTECT MORE RENTERS FROM CONDO CONVERSIONS

Calling condominium conversions "ground zero" for special needs affordable housing in the County, a majority of Councilmembers today introduced legislation to include protections for all developmentally disabled households in rental units being converted to condominiums.

Currently, state law requires a developer who intends to convert rental housing to condominiums to offer a three-year extended lease to senior citizen or disabled households with at least 12 months residence who earn less than 80 percent of the County median income.

On top of the state requirement, the County requires a developer to offer a life tenancy to those who qualify for the three-year state extension, offers a three-year tenancy to seniors and the disabled regardless of income or length of residency in the unit and also includes the three years to all those who have an income below 80 percent of median income.

"As the law stands now, households with developmentally disabled individuals can be left 'high and dry' in the event of condo conversions such as the one planned for August at the Pavilion apartments in Rockville," said Councilmember Howard Denis. "We need to do more to lend a helping hand."

"Affordable housing for special needs families is scarce enough now," said Council President Tom Perez. "As we work to add units countywide we also need to keep the units we have affordable and accessible in the event of condo conversions."

The legislation – also co-sponsored by Councilmembers Steve Silverman, Michael Subin, Nancy Floreen, George Leventhal, Michael Knapp, and Phil Andrews – will come to public hearing and final Council action next Tuesday, July 26. # # #